

MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: Dennis Lisk, Associate Planner

DATE: July 18, 2013

RE: CONSULTATION: L120351 – Legacy Town Square; Modification to Building Materials

Project Summary

The Legacy Town Square project, which was approved by the DRB in September 2012, will be a new six-story mixed-use residential building located at the northeast corner of the intersection of 160th Avenue NE and NE 83rd St. The project will include approximately 180 apartment units, 5 live-work units on the ground floor facing out onto 160th Avenue, as well as retail space at the corner of 160th and 83rd St.

Design Issue – Building Materials

As approved, portions of several facades of the building were to include Ceraclad fiber cement panels, both smooth- and rib-faced. Since the project was approved, the manufacturer of the Ceraclad material has decided to exit the American market, making this material no longer available for use by this project. To substitute for the Ceraclad, the applicant proposes to use a new Hardie fiber cement panel product, which will be custom-painted to match the colors that were previously approved by the DRB. The new panels are slightly thinner than the Ceraclad and are only available with a smooth-faced texture, unlike the Ceraclad.

Staff Recommendation

The applicant is currently in the process of the building permit review for this project. Per the Condition of Approval imposed by the DRB on this project regarding the consistency of building materials and colors, a substantial change in building materials must be brought back before the DRB for their review and approval. Staff believes the applicant has made a good faith effort to find a suitable building material that can substitute for the Ceraclad. Staff would like to hear the Board's thoughts and recommendations with regard to the proposed new building material so the applicant can proceed with their building permit.